

# PHILLIPS & STUBBS



coastal +  
COUNTRY



Hall, 25' Living room, Kitchen/breakfast room opening to a large deck, Utility room, Four bedrooms, Two shower rooms, EPC rating F, Studio, Open shelter pole barn, Various garden stores, Mature secluded garden

Set back slightly from the beach but within a short walk, the property is situated within the coastal hamlet of Pett Level, which has a sunken forest, a 15th century sunken warship, a WWII look out, fossils along the cliffs and the Royal Military Canal. In the vicinity are spectacular cliff top walks, local nature reserve and bird sanctuary. Nearby Winchelsea Beach has a Co-Op supermarket and Post Office and Sutton's Fish Shop. The Ancient Town and Cinque Port of Rye, famed for its medieval architecture and cobbled ways, is within 5 miles. The town offers a range of local independent shops, schools for all ages, general weekly market and local train services to Eastbourne and to Ashford International with high-speed connections to London St. Pancras (37 minutes). Westwards is Hastings with its seafront promenade, Old Town and Priory Meadow shopping centre.

A highly individual, detached coastal property, re-imagined and designed from an earlier structure by the wildlife and landscape artist Annie Soudain and her husband John in 1972 and then further extended in 1982. The construction is timber frame with brick piers beneath a mono-pitch felt roof set with tall windows to take maximum advantage of the views. The well presented, versatile living accommodation is arranged over two levels, as shown on the floor plan.

glazed front door opens into a hall with full height glazing to two elevations, a quarry tiled floor and double doors opening to an inner hallway with a spiral staircase to the first floor. Bedroom 1 overlooks the Military Canal and has glazed double doors opening to the front garden. Bedroom 2 has a similar outlook. The utility room has a tiled floor with underfloor heating, plumbing for a washing machine, a reclaimed farmhouse sink on a stand and a door to the garden. Adjacent is a fully tiled shower room with underfloor heating, walk-in shower, pedestal wash basin and close coupled w.c.

On the first floor, there is a landing with a door to the rear deck and a door to an inner landing with a built-in linen cupboard. The triple aspect living room has full height windows to take full advantage of the coastal and sea views to Cliff End, a wood burning stove, natural wood floorboards and exposed ceiling beams with attractive herringbone pattern infill wood panelling. The kitchen/breakfast room has glazed bi-fold doors which open onto a large decked terrace with steps down to the rear garden, natural wood floorboards and exposed ceiling beams with herringbone pattern infill wood panelling. The kitchen is fitted with bespoke pine cabinets

comprising cupboards and drawers beneath preparation surfaces with matching wall cupboards, an inset stainless steel sink, Space for a fridge freezer, an electric cooker point and a Wamsler slow combustion wood stove with back boiler for cooking and hot water. There are two double bedrooms on this floor, one of which has a balcony to the front with sea views, together with a shower room with a pedestal wash basin, close coupled w.c and shower enclosure.

#### OUTSIDE

The property is approached from Pett Level Road over a shared unmade track, serving two neighbouring properties, which passes over a small bridge and then leads to the property where there is ample parking and access to an open shelter pole barn with a store. The open front garden is set down to lawn which slopes gently down towards the reed beds of the Military Canal. The good size rear garden, which extends to approaching 130', is an arresting space with a paved terrace, brick pathways, reclaimed groynes and deep borders of perennials and beds of exotic planting consisting mainly of shades of green and varying textures, including cordylines, ferns a twisted willow, hydrangea, hollyhocks, bay trees and gunnera, creating a serene contemporary feel. A footbridge leads over a small stream to an area of lawn with apple trees which extends to the sandstone cliffs of Toot Rock with Mesolithic caves.

#### FURTHER INFORMATION

Local Authority: Rother District Council. Council Tax Band E  
Mains electricity and water. Private drainage. Electric and solid fuel heating  
Predicted mobile phone coverage: Vodafone and O2  
Broadband speed: Superfast 48Mbps available. Source Ofcom  
River and Sea Flood risk summary: Very low risk. Source GOV.UK

Guide Price £1,195,000 Freehold

Tawny Pipit Pett Level Road, Pett Level, Hastings, East Sussex, TN35 4EH



An individual detached light-filled modern coastal house occupying a magical setting sitting just back from the beach at the end of an unmade track away from the road and adjoining Pett Level Preservation Trust land in a large exotic planted garden with an outlook over the reed beds of the nearby Military Canal to the front and enjoying widespread views of the sea.

- Large living room
- Kitchen/breakfast room opening onto large deck
- Utility room
- Four bedrooms
- Two shower rooms
- Studio
- Open shelter pole barn
- Various garden stores
- Mature secluded garden

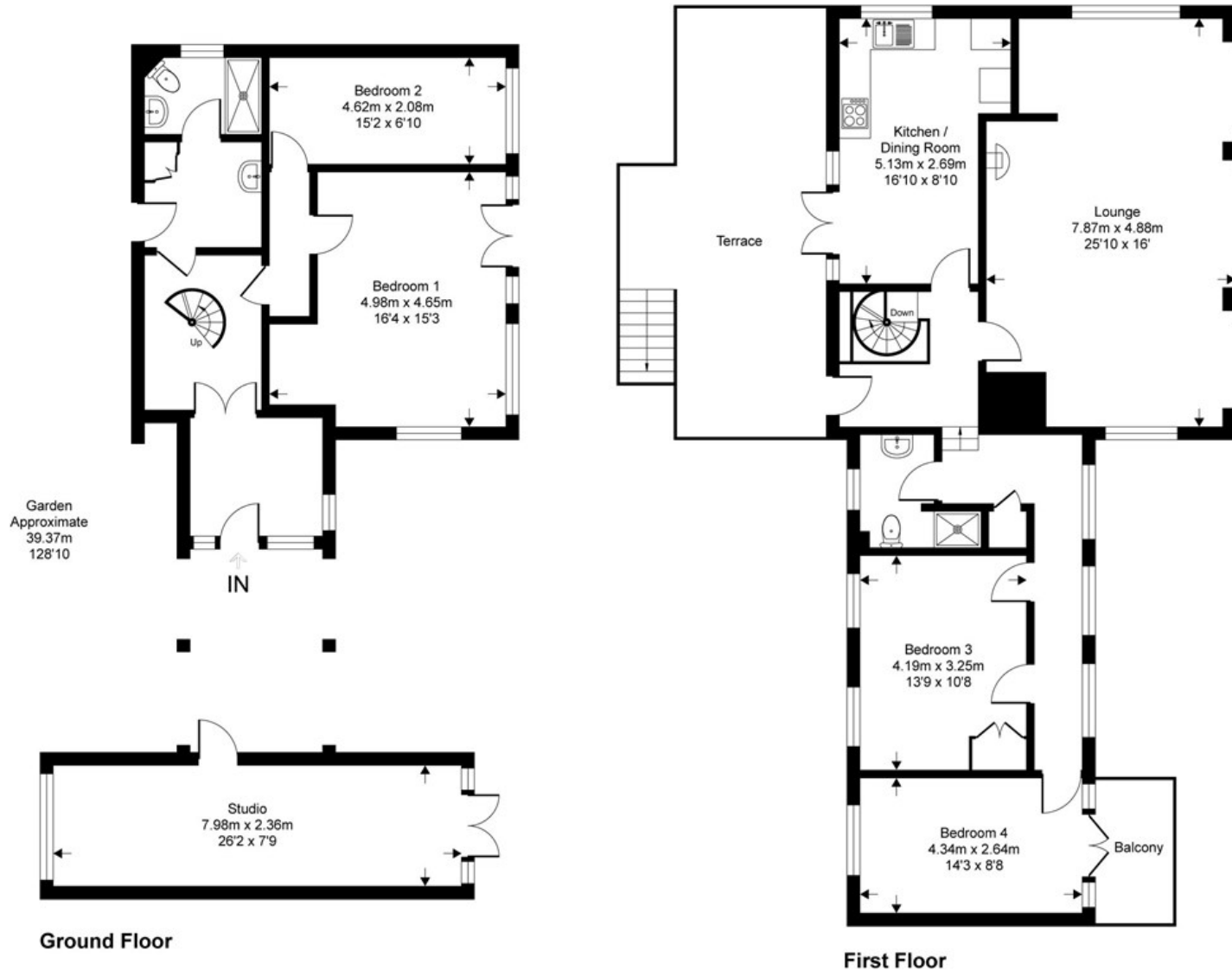
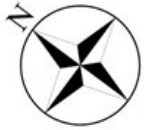


Directions: Leave Rye in a westerly direction on the A259 and after approximately two miles, turn left signposted for Winchelsea Beach/Fairlight. Proceed through the village of Winchelsea Beach and onto Pett Level following the sea wall. Upon entering the village of Pett Level, go past the New Beach Club on your left and then after a short distance take the next turning on your right into an unmarked and unmade track. Go through the five bar gate and over the bridge and then turn right where you will see Tawny Pipit as the last house at the end of the track.

EPC:  
Local Authority: Rother District Council  
Council Tax Band: E

# Tawny Pipit

Approximate Gross Internal Area = 159.2 sq m / 1714 sq ft  
Approximate Outbuilding Internal Area = 18.8 sq m / 203 sq ft  
Approximate Total Internal Area = 178 sq m / 1917 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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